



**CITY OF CLERMONT
CITY COUNCIL MEETING
CLERMONT CITY HALL
AGENDA
3:00 PM, Tuesday, August 26, 2025**

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. Each speaker will be permitted 3 minutes to address the Council. These time limits may be extended by the Mayor or by majority vote of the Council. To avoid disruption of the meeting, speakers should avoid inappropriate language, personal attacks and derogatory statements and direct comments to the Council. Everyone is requested to be respectful of each other even when we disagree. All public comments should be directed to the Council, and the issue at hand. Everyone should avoid personal attacks and derogatory statements. Thank you for participating in your City Government.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

Annual Comprehensive Financial Report
Fiscal Year Ending 2024

Quarterly Budget Report
FYE 2025 - 3rd Quarter

PUBLIC COMMENT

CONSENT AGENDA

The next portion of the meeting is the consent agenda which contains items that have been determined to be routine and non-controversial. If anyone in the audience wishes to address a particular item on the consent agenda, now is the opportunity for you to do so. Additionally, if staff or members of the City Council wish to speak on a consent item, they have the same opportunity.

Item No. 1 - Meeting Minutes

Consider approval of the minutes of the July 10, 2025, and July 15, 2025, council workshops and the July 29, 2025 and August 12, 2025, council meetings.

Item No. 2 - Surplus Request

Consider declaring end-of-life inventory as surplus from the Police and Parks and Recreation Departments and providing disposal per the Procurement Policy.

Item No. 3 - RFP Award
Development of a Form-Based Code

Consider approval of the RFP award and executing a contract with DPZ CoDesign, LLC., to develop and adopt a Form-Based Code (FBC) to replace or supplement the existing zoning regulations for the downtown area in the amount of \$450,000.

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UNFINISHED BUSINESS

- | | |
|---|--|
| Item No. 4 - Ordinance No. 2025-025 <i>Final</i>
<i>CarMax Expansion Annexation</i> | Consider a request for voluntary annexation for CarMax expansion project off of Auto Plex Lane. |
| Item No. 5 - Ordinance No. 2025-026 <i>Final</i>
<i>CarMax Expansion SSCPA</i> | Consider a request for a small-scale comprehensive plan amendment. |
| Item No. 6 - Ordinance No. 2025-027 <i>Final</i>
<i>CarMax Expansion Rezoning</i> | Consider a request for a rezoning for CarMax expansion off of Auto Plex Ln. |
| Item No. 7 - Ordinance No. 2025-028 <i>Final</i>
<i>Bloxam Offices Rezoning</i> | Consider a request for a rezoning for a vacant parcel on Bloxam Avenue and north of Pitt Street. |
| Item No. 8 - Ordinance No. 2025-030 <i>Final</i>
<i>Watercraft Energy Source Freedom Act</i> | Consider ordinance to repeal Chapter 40 Waterways, Article III Boat Restrictions of the City Code. |
| Item No. 9 - Resolution No. 2025-013R
<i>Clermont West Phase 2 CUP</i> | Consider a Conditional Use Permit to allow 2 hotels along with shared parking and two special conditions in the C-2 General Commercial zoning. |

NEW BUSINESS

- | | |
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| Item No. 10 - Resolution No. 2025-019R
<i>Church at South Lake CUP</i> | Consider amending the Conditional Use Permit to allow for the expansion of the existing church campus. |
| Item No. 11 - Surplus Property | Consider declaring city property surplus at 882 West Desoto Street. |
| Item No. 12 - Surplus Property | Consider declaring city property surplus at 650 West Montrose Street. |
| Item No. 13 - Board Appointment | Consider appointment to the Code Enforcement Board. |
| Item No. 14 - City Manager Contract | Consider approval of the City Manager contract. |
| Item No. 15 - Council Meeting Times | Discuss the start time for council meetings. |

REPORTS

ADJOURN

Public Notice

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously

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reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening invocation and to stand and recite the Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

Meeting agendas are available on the city website and are posted within the first floor of City Hall.

Should any person desire to appeal any decision of the City Council with respect to any matter to be considered at this meeting, that person shall ensure that a verbatim record of the proceedings is made including all testimony and evidence upon which any appeal may be based (F.S. 286.0105).

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in this proceeding may contact the Office of the City Clerk at (352) 241-7331 (Voice) no later than two (2) business days prior to the proceeding or by contacting the City Clerk's Office at cityclerk@clermontfl.org. TTY users may call via 711 (Florida Relay Service) no later than two (2) business days prior to the proceeding.

Please be advised that if you intend to show any document, picture, video or items to the Council or Board in support or opposition to any item on the agenda; a copy of the document, picture, video or item must be provided to the City Clerk for the City's records.